

Site Address: 9601 James Ave. S.

**SUBDIVISION**  
**NELMAC 2<sup>ND</sup> ADDITION**

Plat name: **STROUT ADDITION**

Proposal: **Subdivision, Variance**

## PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant  
Information**

Reed Nelson  
[reed@nelsonnumeric.com](mailto:reed@nelsonnumeric.com)  
952-224-2082  
Cell 612-840-8650

Nelmac LLP  
1750 W 96<sup>th</sup> St  
Bloomington MN 55431  
952-224-2082  
612-840-8650

**Case No:** 5277AB-15

**Permit No:**

**Scheduled  
for:**

Informal DRC: 4/1/14 Item #2  
Formal DRC: 2/3/15 Item #1

Planning Commission:  
City Council:

**Date Received:**

**3/25/14**

**1/29/15**

**Return to:**

**Dennis Fields**

**Dennis  
Fields**

**Due Date:**

**3/31/14**

**2/2/15**

**Plan Reviewer**

**Development/Services Section – 952-563-4862**

Jen Desrude (JCD), Civil Engineer

**3/31/14**

**2/2/15**

**Traffic Section**

Amy Marohn (ALM), Civil Engineer

**3/31/14**

**2/2/15**

Tom Bowlin (TPB), Civil Engineer

Kirk Roberts (KAR), Traffic & Trans. Engineer

**Street Design & Construction Section**

Steve Jorschumb (SKJ), RLS

**3/31/14**

**2/2/15**

Julie Long (JML), Senior Civil Engineer

**3/31/14**

**2/2/15**

Bob Simons (BPS), Civil Engineer

**Water Resources Section**

Bryan Gruidl (BRG), Sr. Water Resources Manager

Steve Segar (SWS), Civil Engineer

**3/31/14**

**2/2/15**

**Utilities Division**

Tim Kampa (TKK), Civil Engineer

Eric Wharton (ECW), Civil Engineer

**3/31/14**

**1/30/15**

**Maintenance Section**

Dave Hanson (DLH), Assist. Maint. Superintendent

**Administration**

Jim Gates (JBG), Deputy Director of PW

Karl Keel (KPK), Director of Public Works

Shelly Pederson (SAP), City Engineer

**2/2/15**

Email

Fax

Other

# 1. Development/Services Section (Plats, Easements, Agreements, Misc.)

## Code Requirements

- ☒ Property must be platted per Chapter 22 of the City Code
- ☒ The approved Final Plat shall be filed with Hennepin County (Chapter 22)
- ☒ All development setbacks shall be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42).

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
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## Preliminary Plat

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22. Missing some site data: impervious area, setback	3/31/14 SKJ	
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## Final Plat

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signatures on final plat)	3/31/14 SKJ	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent to Plat form is needed from any mortgage companies with property interest.	3/31/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.	3/31/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot lines shall be dedicated on the final plat.	3/31/14 SKJ	

## Easements & Agreements

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>10</u> -foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.	3/31/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed copy of private common driveway/parking/access easement agreement shall be provided.	3/31/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed copy of private common utility easement agreement shall be provided.	3/31/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing <u>drainage/utility, sidewalk/bikeway</u> easements may be vacated. Contact Bruce Bunker at 952-563-4546 or <a href="mailto:bruce.bunker@BloomingtonMN.gov">bruce.bunker@BloomingtonMN.gov</a> for a copy of the Public Rights-of-Way Vacation Application. Application fee = \$275 per application, no matter the number of easements. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.	3/31/14 SKJ	

## Miscellaneous Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	3/31/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	3/31/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	3/31/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	3/31/14 JCD	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. (Depending on plans.)	3/31/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Either remove or properly abandon carrier pipe under James.	3/31/14 JCD	

**Standard Notes to Add to Plan**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	3/31/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or <a href="mailto:bhansen@BloomingtonMN.gov">bhansen@BloomingtonMN.gov</a> for permit application and for fee information.	3/31/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	3/31/14 JCD	

**2. Traffic Section & Street Design / Construction Section**

<input checked="" type="checkbox"/>			Need plan. Can't see what connection is being removed. 3/31/14 JML		
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**Standard Traffic Notes to Add to Plan**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	3/31/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	3/31/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	3/31/14 ALM	

**3. Water Resources Section**

**Erosion/Sediment Control Comments**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore building demo area promptly.	3/31/14 SWS	
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**4. Utilities Division**

<input checked="" type="checkbox"/>			No comment.		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A new water and sanitary sewer service may need to be installed to independently serve the southerly lot. If the water service that is shown in the topographic plan is intended to serve the future lot 2, its size and capacity should be confirmed to be adequate and a joint maintenance easement/agreement will need to be recorded.	1/30/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any sewer, water or sprinkler interconnection between the buildings will need to be removed and provisions made for independent utility and fire service to the south building.	1/30/15 ECW	

**5. Maintenance Section**

<input checked="" type="checkbox"/>			No comment.		
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